



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, April 24, 2017

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

Excused 1 - Commissioner Cory Plunk

Present 7 - Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill

Staff 4 - Alexis Jackson Planning Manager, Andy Gillies Director of Community Services, Andreea D. Udrea Planner II, and John Land Deputy City Manager

A.1 [17-453](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

B.1 [17-454](#)

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner De Los Santos, seconded by Commissioner Driskill, that this Report be approved. The motion carried by the following vote:

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.2 [17-455](#)

Consider approval of the April 10, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Brewer, that the Minutes be approved. The motion carried by the following vote:

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. **PUBLIC HEARING**

C.4 17-SU-06**Conduct a public hearing and consider a request from Robert Terkuile for a Specific Use Permit for the construction of a detached accessory structure (exceeding 120 square feet in size) located at 3116 Spur Trail, and take appropriate action.**

Alexis Jackson, Planning Manager, approached the podium to briefly present the request for a Specific Use Permit to allow a 448 square foot detached accessory building to be located in the rear yard of a private residence. The Comprehensive Zoning Ordinance dictates that any residential accessory building that is larger than 120 square feet requires the approval of a Specific Use Permit. The accessory building meets the setback requirements and will be located within the fenced backyard. Ms. Jackson described the size, height and materials of the proposed structure. The building has two components: an enclosed structure and a smaller, unenclosed structure. The larger structure will consist of primarily brick material to match the residence and have a metal roof in order to support the proposed solar bottle bulb lighting. The smaller component will be open on three sides and attached to the larger building. The roof of this open structure will be wood to provide shading with crushed rock/concrete flooring.

Commissioner O'Quinn asked for the size of the existing shed that will be removed.

Ms. Jackson did not know the exact size, but stated that it was smaller than the proposed building.

Klaus Dannenberg, 1517 Cisco Street, Sachse, Texas, father of the applicant, stated that he was available to answer any questions regarding the structure.

The Chairman opened the public hearing. No one came forward to speak and Chairman Hardie closed the public hearing.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C.1 [17-SP-03](#)

Conduct a public hearing and consider a request from FB Land Ltd. / Mustang Station Retail for a Detailed Site Plan for a mixed-use development on a 3.73-acres site located along Bee Street, south of Valley View Lane and take appropriate action.

Andreea Udrea, Planner II, approached the podium to briefly present the Detailed Site Plan and the special exceptions requested for the development. The site will include five mixed-use buildings ranging from one to two stories in height. Four restaurants and over 10,000 square feet of retail space are planned. Four of the buildings will be constructed of 90% brick and one building is proposed to be 60% brick and stone. Parking will be provided within two surface parking lots and on-street parking along Bee, Pepperwood and Pike Streets. Approximately 20% of the property will be landscaped public open spaces: plazas, sidewalks and wide pedestrian connections. The applicant is requesting six special exceptions for shopfront Colonnade Street, fenestration, blank walls, required building line, and masonry standards.

Elise Mikus, 9223 Clover Valley Drive, Dallas, Texas, representing FB Land Ltd. presented a short video illustrating the layout, parking and landscaping of the project. Ms. Mikus mentioned that the applicant intends to use student artwork to enhance the streetscapes. She also stated that a small, upscale grocery store is anticipated, along with restaurants and brew-pubs. Chairman Hardie commented favorably on the proposed use of student art in the project.

Commissioner O'Quinn asked about programmed nighttime activities within the center that could enhance the nearby Firehouse Theater.

Ms. Mikus agreed and stated that she could envision any number of tie-ins to the theater, including same day discounts.

Commissioner Yarborough asked if there were any planned changes to the traffic pattern or new traffic lights expected on Valley View Road.

Ms. Udrea stated that the applicant worked with the theater to create pedestrian connections and that the City does not anticipate any changes to Valley View Road in the near future.

Commissioner De Los Santos asked about the wood siding.

Shawn Offutt, Cross Architects, 1255 W. 15th Street, Plano, Texas, responded that the cedar wood used would be pre-treated and stained.

There being no further questions from the Commissioners, the Chairman opened the public hearing. No one came forward to speak and Chairman Hardie closed the public hearing.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that this Site Plan be recommended for approval. The motion carried

by the following vote:

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough,
Commissioner David Moore, Commissioner Chris Brewer, Commissioner
Sergio De Los Santos and Commissioner Michael Driskill

C.2 [17-ZA-03](#)

Conduct a public hearing and consider a request from BV Eagle Alpha LLC / Bridgeview for a comprehensive amendment to the Planned Development District No. 80 (PD-80) for a 13.994-acre site located at 5,000 Alpha Road and 4951 Simonton Road and take appropriate action.

Andreea Udrea, Planner II, approached the podium to briefly present the proposed amendments to the Planned Development. The 13.994 acre site is planned as a mixed-use development with a five-story hotel, office, retail and restaurant space, and a multi-family component. The total building area for the development will be 744,448 square feet. The hotel will have 155 rooms and the office will be a seven-story building with over 200,000 square feet of leasable space. The multi-family will include 406 units. Five restaurants are planned, along with two parking garages and additional surface parking along internal driveways. The buildings are proposed to be 50% masonry products made up of brick, stone, and ceramic tile. Landscaped, open areas and public spaces will comprise approximately 14% of the site.

Laura Hoffman, 2728 N. Harwood, Dallas, Texas, representing the applicant, presented a slide program with more detail about the project.

Commissioner Yarborough asked if the applicant knew what type of restaurants the project was seeking.

Ms. Hoffman stated that they anticipate restaurants with outdoor patios or perhaps a wine bar.

Commissioner De Los Santos asked why the parking spaces provided were less than the parking spaces required for the site.

Ms. Hoffman responded by stating that the project took advantage of some of the available parking reductions due to the nature of mixed-use development.

Commissioner Driskill asked about the mix of units within the multi-family component.

Ms. Hoffman stated that only one- and two-bedroom units are planned, with approximately 70% of the units being one-bedroom and the remaining 30% being two-bedrooms.

Commissioner Driskill followed up by asking what the average rent is anticipated to be.

Miller Sylvan, representing JPI, 600 E. Las Colinas Boulevard, Irving, Texas, stated that the average rental should be approximately \$1,700/month.

There being no further questions from the Commissioners, the Chairman opened the public hearing. No one came forward to speak and Chairman Hardie closed the public hearing.

Commissioner O'Quinn stated that he felt this was a great opportunity for the East Side and that this will be a boost to bringing more visitors and future residents into Farmers Branch.

A motion was made by Vice Chair O'Quinn, seconded by Commissioner Brewer, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

D. ADJOURNMENT

A motion was made by Commissioner Brewer, seconded by Commissioner De Los Santos, that the meeting was adjourned. The motion carried by the following vote:

Excused: 1 - Commissioner Cory Plunk

Aye: 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

Certification

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

I certify that the above notice of this meeting was posted 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.


Chairperson
City Administration